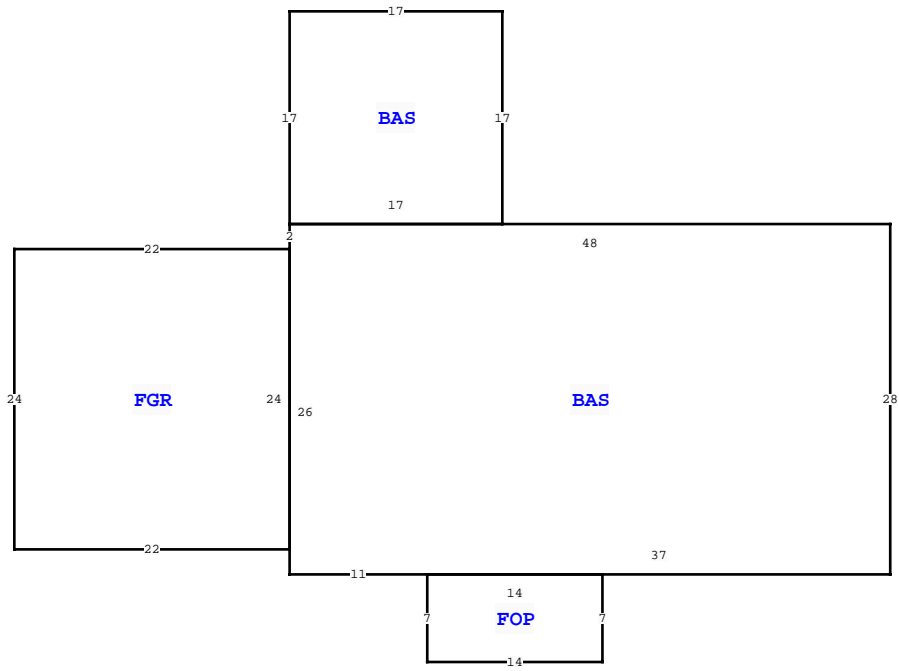




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	289	100	
BAS	1,344	100	
FGR	528	55	
FOP	98	30	
TOTALS	2,259		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
				Heated Area: 1633							
					HX Base Yr 2026						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		192,984	
TOTAL MARKET OB/XF VALUE		3,200	
TOTAL LAND VALUE - MARKET		46,620	
TOTAL MARKET VALUE		242,804	
SOH/AGL Deduction		0	
ASSESSED VALUE		242,804	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		191,393	
TOTAL JUST VALUE		242,804	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39936	RECONNECT	0	06/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/695	2/11/2025	WD	Q	I	05	284,000
GRANTOR: BARAK N, LLC						
GRANTEE: STEELE HERSHELL GEN						
1512/2230	4/17/2024	WD	Q	I	05	100,000
GRANTOR: WARD DILLAN SLADE						
GRANTEE: BARAK N, LLC						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
402 NW IVY GLN, LAKE CITY						05/19/2026	MLU

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2025	2024	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00	100	2025	2024	100	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W48 S2 S26 E11 E37 N28 \$	
FGR=[ORIG=-48,2] W22 S24 E22 N24 \$	
BAS=[ORIG=-48,-17] E17 S17 W17 N17 \$	
POP=[ORIG=-37,28] S7 E14 N7 W14 \$	

LAND DESCRIPTION		TOTAL OB/XF										3,200												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF/MH	0.00	0.00	2.59	AC		1.00	1.00	1.00	18,000.00	18,000.00	46,620							